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    "RVDSValues": true,
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    "_id": "654c6e32637db60f88b77c5b",
    "firstName": "Saurabh",
    "lastName": "Nege",
    "mobileNo": "",
    "workMobileNo": "8928822578",
    "email": "saurabh.nege@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "branchCode": "000048",
  "type": "BRANCH",
  "name": "MIDC Andheri (East) Branch",
  "email": "sbi.17879@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "Plot No. B-1, MIDC Industrial Area, Central Road, Andheri (East),
Mumbai, State - Maharashtra, Country - India. ",
  "ledgerName": "STATE BANK OF INDIA- MIDC ANDHERI",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
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  "shortName": "RJ",
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  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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  "value": "BANK"
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  "value": "",
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  "label": true
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  "key": "SRO",
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"policeStation": {
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  "key": "postalCode",
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  "value": "Mulund (East)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  },
  "windows": {
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  },
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Wing - A",
    "south": "Internal Road ",
    "east": "Binakumari CHSL "
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A ",
"unauthorizedConstruction": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24737.5",
  "depreciatedBuildingRate": "2237.5"
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"igrRate": {
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  "landRate": "67520",
  "igrImage": "cases/65f7f6c2857bdc098aa5f65b/igr_1710910549082_Image.png",
  "squareMeterGuideLineRate": "146663.00",
  "squareFeetGuideLineRate": "13625.00"
},
"igrFinalRate": {
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  "rate": "13111.00",
  "squareFeetGuideLineRate": "13111.00",
  "squareMeterGuideLineRate": "141123.00"
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    "label": "Medium"
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  "value": "Residential_Purpose",
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  "label": "Owner Occupied"
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per SRA norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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"constructionWorkStatus": {
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"dateOfConstruction": {
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  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
},
"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "7",
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"estimatedAge": "53",
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"noOfFloors": "15",
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"finalPlinthArea": {
  "area": "850.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65f7f6c2857bdc098aa5f65b/
routeMap_1710930584892_Image.png",
    "routeLat": "19.173610",
    "routeLng": "72.959785",
    "stationName": "Mulund ",
    "routeDistance": "550 Mtrs. "
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "is2hi",
      "name": "is2hi",
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    }
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalothersRate": "0",
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"outward": {
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  "number": "2306295",
  "dayCount": "2",
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"underConstruction": {
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    "status": true
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    "status": false
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    "status": false
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "externalPlastering": {
    "label": "External Plastering",
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"floorsCompleted": "",
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  "status": false
},
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  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "status": false
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  "selectedBuildUpValue": "850.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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externalimg_r_1710769541865_1710769717401_image_0.jpg",
      "orientation": "portrait"
    }
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},
],
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"externalPhotos": [],
"parkingImages": [],
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"compositionImages": [
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65f7f6c2857bdc098aa5f65b/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65f7f6c2857bdc098aa5f65b/
externallmg_1715677830449_Screenshot_20240514_143702.png",
    "orientation": "portrait"
  }
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"indicatorRange": {
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    "max": "28732.00"
  },
  "builtUpRateRange": {
    "min": "20290.00",
    "max": "23944.00"
  },
  "saleableRateRange": {
    "min": "0.00",
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  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "status": true,
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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  "value": "LEAD"
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"finalValuationArea": "709.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Nitin Dinanath Vichare ",
"ownerPhoneNo": "9819512882",
"appAddress": "flat no 1101, 11th floor, Umiya tower, Near c d Deshmukh garden,
Mahatma fule road, mulund East ",
"remark": "contact person name - vinay godalkar\n\nUrgent basis ",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "12/02/2009",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Omkar Builders & Developers ",
      "to": {
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        "label": "Purchaser"
      },
      "Purchaser": "Mr. Nitin Dinanath Vichare ",
      "number": {
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  "No": "720 / 2009"
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},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "05/10/2017",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
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  "No": "SRA / ENG / 1839 / T / PL / AP"
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"isHardCopy": false,
"displayStatus": false,
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"path": "cases/65f7f6c2857bdc098aa5f65b/
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"fileName": "document_1710749369918_1710749539616_OC_nitin.pdf"
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "20/12/2008",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    }
  }
}
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32_Nitin_vichare.pdf",
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710749299220_1710749477532_Nitin_vichare.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Mar 20 2024 14:57:59 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "007775",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "888712",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Mar 18 2024 13:39:38 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Nitin Dinanath Vichare ",
    "phone": "9819512882",
    "ownershipShare": "",
    "email": "",
    "id": "683130"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    }
  },
  "id": "962079",
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"name": "Living Room",
"length": "19.67",
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"totalArea": "188.47",
"images": [],
"extraAreas": [],
"finalArea": "188.47"
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    "label": "Square Feet"
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  "length": "9.17",
  "length1": "9",
  "length2": "2",
  "width": "11.58",
  "width1": "11",
  "width2": "7",
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  "finalArea": "106.18"
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    "label": "Square Feet"
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  "id": "2",
  "name": "Dining",
  "length": "12.17",
  "length1": "12",
  "length2": "2",
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  "width1": "7",
  "width2": "8",
  "totalArea": "93.28",
  "images": [],
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"finalArea": "93.28"
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{
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "26.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.44"
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "29.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.81"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.33",
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"length1": "9",
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"width2": "8",
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    "label": "Square Feet"
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  "length": "13.67",
  "length1": "13",
  "length2": "8",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "133.25"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "7",
  "name": "Passage",
  "length": "2.83",
  "length1": "2",
  "length2": "10",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
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],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
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      "label": "Square Feet"
    },
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    "length": "6.75",
    "length1": "6",
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    "width2": "3",
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    "percentage": "100"
  }
],
"externalReport": [],
"documentPerArea": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "498436",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "709",
    "squareMeterArea": "65.87",
    "docFinalBuiltUp": "850.8",
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"docFinalBuiltUpSquareMeter": "79.04400000000001",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "20",
"docFinalSaleable": "1020.9599999999999",
"docFinalSaleableSquareMeter": "94.85280000000002"
}
],
"images": [],
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"carpetArea": {
"area": "623.00",
"squareMeterArea": "57.88",
"expectedRate": "28731.94",
"percentage": ""
},
"builtUpArea": {
"area": "747.60",
"squareMeterArea": "69.45",
"expectedRate": "23943.29",
"percentage": "20"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "623",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "17900000",
"expectedRate": "28731.94",
"builtUpExpectedRate": "23943.29",
"image": "cases/65f7f6c2857bdc098aa5f65b/indicator_1715678142276_Image.png",
"squareMeter": "57.88",
"id": "469373"
},
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"carpetArea": {
  "area": "575",
  "squareMeterArea": "53.42",
  "expectedRate": "24347.83",
  "percentage": ""
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  "area": "690.00",
  "squareMeterArea": "64.10",
  "expectedRate": "20289.86",
  "percentage": ""
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "14000000",
"expectedRate": "24347.83",
"builtUpExpectedRate": "14000000",
"image": "cases/65f7f6c2857bdc098aa5f65b/indicator_1715679538238_Image.png",
"squareMeter": "64.10",
"id": "392564"
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{
  "carpetArea": {
    "area": "705.00",
    "squareMeterArea": "65.50",
    "expectedRate": "25531.91",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "846.00",
    "squareMeterArea": "78.60",
    "expectedRate": "21276.60",
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```
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "_id": "664332957bba895b8157f638",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "18000000",
  "expectedRate": "25531.91",
  "builtUpExpectedRate": "21276.60",
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  "squareMeter": "65.50",
  "id": "560409"
}
],
"externallImages": [
  {
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D. Deshmukh Garden, Mahatma Phule Road, Village - Mulund , Mulund (East), Taluka -
Kurla , District - Mumbai Suburban , PIN - 400 081, State - Maharashtra, Country -
India",
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"contactPersonName": "Mr. Nitin Dinanath Vichare \n",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
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"siteVisitContactNo": "9819512882",
"buildingServicesRate": "2500",
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"finalCarpetConvertToBuiltUpPer": "20",
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"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 749.00\nDry Balcony Area in Sq.
Ft. = 22.00\n\n",
"toBeAdded": "",
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Passage",
```

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"siteVisitDate": "2024-03-18"
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Name	Length	Width	Total
Composition :			
Living Room	19'8"	9'7"	188.47
Kitchen	9'2"	11'7"	106.18
Dining	12'2"	7'8"	93.28
Toilet	6'9"	3'11"	26.44
Toilet	6'9"	4'5"	29.81
Bedroom	9'4"	15'8"	146.22
Bedroom	13'8"	9'9"	133.25
Passage	2'10"	8'11"	25.26

Other
Composition :

Dry Balcony Area	6'9"	3'3"	21.94
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